

Application DC/23/94559
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ROBERT HEALY
ELIVIA HOMES LTD,
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Friday 28 June 2024

Dear Mr Healy,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 20 January 2023 and made valid on 20 January 2023, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/23/94559
Description: Discharge of conditions 6 (construction management plan), 7 (levels), 8 (foul drainage), 9 (SUDs drainage) and 15 (japanese knotweed) of outline planning permission O/16/78014 for residential development of up to 89no. dwellings with all matters reserved except for access.
Site: Land on the North side of Grange Road, Netley Abbey, Southampton

<u>Condition</u>	<u>Details</u>	<u>Compliance and Date</u>
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6	No construction or demolition work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include: a) a programme and phasing of the demolition and construction work, including roads, landscaping and open space; b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction; c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site; d) safeguards to waterways adjacent to the site to protect them from pollution impacts; e) the arrangements for the routing / turning of lorries and details for construction traffic access to the site; f) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges]; g) the parking of vehicles of site operatives and visitors; h) measures to control the emission of dust and dirt generated by demolition and construction; i) a scheme for controlling noise and vibration from demolition and construction activities [to include piling]; j) provision for storage, collection, and disposal of rubbish from the development during construction period; k) measures to prevent mud and dust on the highway during demolition and construction; l) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; m) temporary lighting; and n) protection of pedestrian routes during construction. Document: 04 21 103 E	<u>Details approved</u> <u>Nov 2023</u>
7	No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority: a) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land; and b) width, alignment, gradient, sight lines and type of construction proposed for any roads footpaths and accesses. Documents: 501-01 Rev B, 503-01 Rev C, 503-02 Rev C, 503-S104 Rev B, 504-01 Rev F, 504-02 Rev G.	<u>Details approved</u> <u>January 2023</u> The development shall not be occupied until the approved details have been fully implemented, unless agreed in writing by the Local Planning Authority.

8	No development shall start until details for the disposal of foul sewerage from the development hereby permitted, and a timetable for its implementation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Documents: KNC2114-502-01 Drainage Layout (rev N) KNC2114-502-02 Drainage Layout (rev S)	<u>Details approved</u> <u>June 2024</u>
9	Notwithstanding the information submitted to date no development shall start until details of a naturalised sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The details shall include the SuDS layout; 3 filtration processes within the treatment train to ensure no pollutants leave the site; a timetable for its implementation and a management / maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system and to maintain operational water quality throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details. Documents: Surface Water Drainage Response ref: KNC2114, Infiltration Test Locations ref: 500-00 B, Microdrainage Calculations ref: KNC2114/MDC-C, Microdrainage References for Drainage Analysis ref: 507-01 A, Pond Details ref: 506-01 E, Attenuation Pond Sections ref: 506-02 E, Drained Areas & Exceedance Flows ref: 500-02 D, Detailed Planting Plan ref: LLD2859-LAN-DWG-202-04, Detailed Planting Plan ref: LLD2859-LAN-DWG-203-06.	<u>Details approved</u> <u>June 2024</u>

10	No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping [including trees and boundary treatments] and provide at least a 20m buffer of naturalised habitat adjacent to the West Wood Grange Field SINC; appropriate buffering to ensure protection of Netley Stream headwater springs and enhancement of the ponds connected to the Netley Stream; indigenous grassland corridors that extend the SINC habitat into the site; and details of timings for all landscaping and any future maintenance. Documents: Hard and Soft Landscape General Arrangement (Drawings 1-4) ref LLD2859-LAN-DWG-101 Rev 02, LLD2859-LAN-DWG-102 Rev 03, LLD2859-LAN-DWG-103 Rev 04, and LLD2859-LAN-DWG-104 Rev 04, Hard and Soft Landscape General Arrangement Key Plan ref LLD2859-LAN-DWG-100 Rev 04.	<u>Details approved</u> <u>June 2024</u> The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.
11	No development shall start until a landscape and open space management plan and maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. Documents: Netley Grange Estate Charge Estimated Annual Budget, Details Planting Plan (Drawings 1-4) ref LLD2859-LAN-DWG-201 Rev 02, LLD2859-LAN-DWG-202 Rev 04, LLD2859-LAN-DWG-203 Rev 06, LLD2859-LAN-DWG-204 Rev 04, Detailed Planting Plan Key Plan ref LLD2859-LAN-DWG-200 Rev 05.	<u>Details approved</u> <u>June 2024</u> The landscape and open space shall thereafter be managed in accordance with the approved details.
15	No development shall commence until a strategy for the eradication of invasive, non-native species from the site has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in full. Documents: Summary of management (C2527), Letter of resilience (C2527) and Site Report & Management Plan for Control & Eradication of Japanese Knotweed (E3025).	<u>Partially discharged</u> <u>May 2024</u> Full discharge possible once a report showing the full eradication of the invasive non-native species has been supplied to and approved by the Local Planning Authority.

Yours faithfully



Nick Parker
Planning Manager